

ALL PRO DRIVE & LAVANTURE DRIVE

Elkhart, Elkhart County, IN
Revised December 21, 1999

Site Location and Description

This site is a vacant lot at the corner of All Pro and LaVanture Drive in the City of Elkhart. It is surrounded by industrial properties, including Goshen Coach.

Zip Code: 46516

Site Uses and Past Activities

This site was agricultural land before becoming a paved vacant lot.

Contaminants and Impacts

IDEM has reviewed a Phase I environmental site assessment for the site and a report generated from groundwater sampling conducted on May 6, 1999. From the review of these reports and IDEM environmental files for the former Goshen Coach facility, it can be determined that groundwater contamination has migrated from the former Goshen Coach facility to the site. However, groundwater sampling on May 6, 1999 showed that only one of three wells contained contamination. The contamination found was trichloroethene (TCE) at 14 ppb, which is well below the maximum contaminant level of 200 ppb for TCE (a drinking water standard).

Lead Agency

IDEM

Community Concerns

Coachmen Industries, Inc. believes this brownfields property is desirable for redevelopment.

Actions Taken

IDEM issued a conditional comfort letter for this site in October 1999. Due to groundwater contamination, a deed restriction was placed on the property to restrict use of groundwater at the site. The letter addressed liability issues and should assist the City of Elkhart with responsible brownfields redevelopment.

Current Status

IDEM does not plan to take any further action at the property unless and until the conditions at



the property should change or IDEM later discovers the reports were inaccurate concerning the potential contamination at the property. The City of Elkhart and other stakeholders should proceed with redevelopment.

Future Actions

No further IDEM actions are planned at this time.

Cost Estimates

Comfort Letters are provided at no cost to the recipient.

For More Information

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